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ARBUCKLE ALMOND LANDS



SUPERIOR CALIFORNIA FRUIT LAND CO.
SACRAMENTO CALIF.

HOUSE & ARTY SACRAMENTO



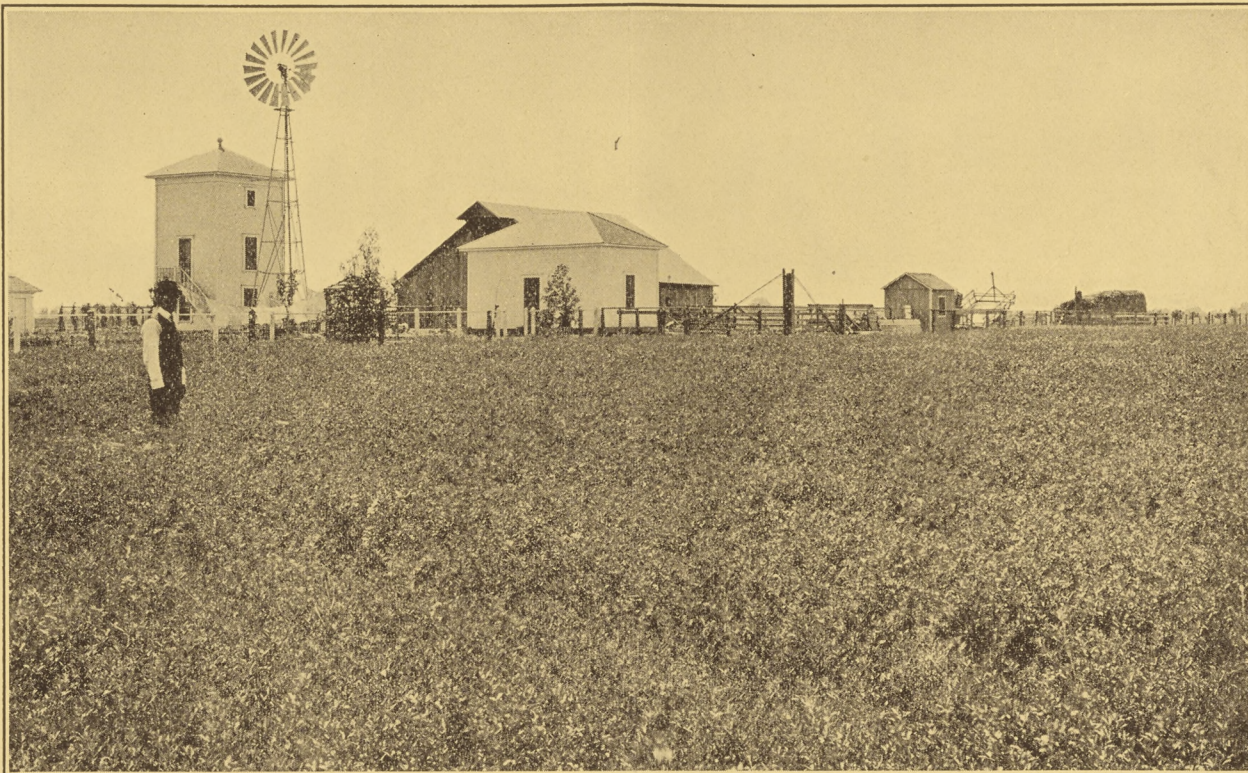
A Combined Harvester Threshing Grain on the Lands of This Company. Drawn by Thirty-Two Animals.

Superior California Fruit Land Company's

Offering of 6000 Acres of

California's Most Fertile Soil

A Project Devoted to the Culture
and Growth of Almonds



A Field of Alfalfa Near Arbuckle, One and a Half Miles From the Lands of This Company, on the Same Type of Soil, Grown Without Irrigation.

Foreword

In this book we endeavor to give you facts and photographs concerning our lands. Every photograph shown in this book was taken on the lands offered by this Company for sale, or on nearby lands, on the same type of soil, within a radius of three miles from our lands. They serve, in a measure, to show what has been done since the new awakening of the people of this State to the glorious opportunities awaiting them at their very door.

What has been done is only the beginning of a new order of things in this broad land. California, and more particularly the Sacramento Valley, is on the eve of the greatest development ever known.



Fifteen Thousand Sturdy Young Almond Trees "Heeled in" On Our Lands, Ready to Be Planted During the Planting Season of 1912.

Back to the Land

During the past decade there has arisen in our midst one of the most popular and strongest movements that ever swayed the great masses of people. It is the "Back to the Land" movement. On every hand and in every walk of life people are looking forward to the time when they can say good-bye to the rush and hurry of their crowded and busy life and retire to a small farm in the country and enjoy peace and quiet among their friends and children. To use the children's rhyme—

"It's rich man, poor man, beggar man, thief,
Doctor, lawyer and Indian Chief."

All desire to avail themselves of the opportunity now afforded to countless thousands to make their home on a small farm.



Digging the Holes for the Planting of Young Almond Trees on Lands of This Company.

A New Order of Farming

During the past few years methods of farming have been entirely revolutionized. Gone are the methods of our fathers. In their place we have the highly intelligent specialized farmer of today, who has an exact knowledge of what his soil is, what crops are best adapted to be grown thereon, and the best methods of producing the greatest results from a given piece of ground. The wheat ranches of California are now a thing of the past. In their stead we have the diversified and specialized farming that has brought the name of California before millions of people, and that today produces a maximum of profit from every acre farmed.



Young Almond Trees Growing on Our Lands, Planted in the Spring of 1912.

Our Lands

The soil throughout this tract is a deep, silty sediment loam, commonly called Arbuckle sandy loam, entirely and absolutely free from hardpan, alkali, adobe, and is out of the overflow belt. The entire tract of land is practically uniform in character, and any 20-acre tract will be found practically identical in character and type of soil with any other 20-acre tract. The deep, rich soil throughout this entire tract is wonderfully retentive of moisture, and on cultivated orchard tracts, moist earth can be found anywhere in the dryest season of the year at six to eight inches from the surface. Owing to the elevation and drainage of our lands, and their wonderful capacity to retain moisture in the dry season, we advocate the planting and growth of **ALMONDS** for commercial purposes on this tract. All varieties of fruits—Peaches, Prunes, Apricots, Pears, Figs, Apples, Oranges, Lemons, Grapes and Olives—thrive and produce abundantly.



One Year Old Almond Trees Growing on Our Lands Without Irrigation.

Elevation and Drainage

In order to have a successful district for the production of **ALMONDS**, three things are essential—an extremely rich, warm, easily worked soil, free from hardpan, to give depth to the roots, and well drained. All of these our soil has.

The second is elevation, to insure freedom from frost. Our lands are located at an average elevation of about 200 feet above sea level, and about 100 feet above the great floor of the valley. This elevation insures good air drainage, so that the cold air currents will pass downward to the lower portions of the valley, while the air over our land will remain dry and warm.

Third is drainage for the surplus rain waters of the winter months. With an average annual rainfall of over 20 inches, more rain falls that is stored in the soil, leaving this surplus to run off. Having excellent drainage and good elevation, any surplus waters falling on our lands pass off rapidly to the lower floor of the valley.

These three conditions make our lands an ideal location for the successful growth and culture of **ALMONDS**.



A Two-Year-Old Almond Orchard at Arbuckle, Grown Without Irrigation.

Almonds a Paying Crop

After extensive investigation of the lands and conditions of our tract at Arbuckle, and in order to point the way for our purchasers to make the greatest possible profits from their lands, we advocate the growing and planting of the commercial varieties of Almonds.

OUR soil, climate, elevation and the excellent drainage of our lands combine to make our property an ideal location for the growing of ALMONDS.

There are orchards in the Arbuckle district adjoining and within a radius of two miles of our lands, under the same conditions and on the same type of soil, that have produced successful crops for over eighteen years, demonstrating that for continuous paying crops, we have the best Almond growing district in California.

Under our plan of planting and taking care of the orchard for our purchasers for the first three years the total cost of the trees and labor, at the end of the third year, is \$45 per acre, with the average cost of our land at \$75 per acre, one may have a bearing Almond orchard three years old at a total of only \$120 per acre, all payable in easy installments within the reach of all, enabling any one with a small monthly income to avail themselves of the opportunity to own an orchard that will pay an income of \$1500 per year from 10 acres, or \$3000 per year from 20 acres after the fifth year.



This Almond Orchard, Located at Arbuckle, One Mile From the Lands of This Company, Has Produced Successful Crops of Almonds for Eighteen Successive Years. No Failures. The Owner of It Values His Orchard at \$1,000 Per Acre. He Says That You Can Do Equally as Well as He on the Lands Offered by This Company. He Ought to Know. It Will Pay You to Try.

Your Opportunity is Now

Producing and bearing Almond Orchards at Arbuckle are paying a profit of \$150 per acre and upwards right now. There is no guesswork about this. We can show you the very orchards and the records of their production.

If you purchase and plant 10 acres to Almonds it will pay you \$1500 per year after the fifth year; 20 acres will pay you \$3000 yearly after the fifth year. These figures are conservative and demonstrated in actual practice at Arbuckle today. We have sold over 2000 acres of our Arbuckle Almond Lands in the past two years. We plant and care for the orchard for three years, if desired, at a very low charge.

Land values have increased in the Sacramento Valley from 25 to 50 per cent in the past two years, yet we have not made any advance in the price of our lands in that time. When you buy our lands you are getting more than your dollar's worth, although your dollar is growing less in purchasing power each day. Buy now.

Panoramic View Looking Over Our Lands

Showing Wide
Level Stretch
of Rich Lands



BUY LAND IN CALIFORNIA—BUY IT NOW. READ WHAT ONE OF THE LEADING DAILY PAPERS OF OAKLAND, CALIFORNIA, HAS TO SAY ABOUT CALIFORNIA LANDS AND THE OPPORTUNITIES FOR INVESTMENT

The following is an extract from an editorial published in the Oakland (California) Tribune on June 16, 1911:

There is not to be found anywhere a more inviting field for investment than the region of the great interior valleys of the State, particularly the Sacramento Valley. Here are to be found the finest farm lands in the world, the most delightful sites for country homes and the surest returns for money invested.

Now is the time to buy, for a great stream of immigration is pouring into California. By the time the Panama-Pacific Exposition opens this stream will have swelled to a flood. All the world is land hungry, and such choice lands as those in the Sacramento Valley are bound to attract the most prosperous, cultured and thrifty of the homeseekers who have their eyes turned westward.

In the valley of the Sacramento is found a rich soil, climate conditions nearly perfect as the earth affords and an incomparable variety of production. Here is the extreme of mildness in the temperate

zone, rare beauties of landscape and a soil that is capable of producing every fruit and vegetable known except those peculiar to the tropics. Here the orange and the lemon reach perfection beside the cherry and the apple. A few acres furnish a self-sustaining country home within easy reach of the principal cities of the State and valley. The transportation facilities are unexampled for speed, cheapness and convenience. The charm and wholesomeness of rural life are brought into the closest possible touch with the amusements, the conveniences and the varied culture of the cities of Oakland, Sacramento and San Francisco. A home in this favored region is a safe and profitable investment that will steadily grow in value with the increase in population and the extension of facilities for suburban traffic.

Speaking of the fecund West, Washington Irving said: "Tickle the soil with a hoe and it will laugh with plenty." In the Sacramento Valley the soil is fruitful beyond comparison. It not only laughs, but riots with abundance when titillated by the husbandman. It produces all kinds of grain and fruit, and is wonderfully adapted to intensive farming. The great landed estates, which have hitherto been an obstacle to development, are being subdivided into farms varying in size from one to two hundred acres to five

and ten-acre plats. New transportation lines are being opened, and great irrigation systems are being constructed to divert the waters of the Sacramento all over the wide stretching areas of fertility which only need water and tillage to be transformed into gardens and orchards.

The great central water course traversing the valley is being utilized for irrigation and transportation. Its tributaries are being utilized for the generation of electric power which lights the towns and villages, turns the wheels of mills and factories and supplies the motive energy for the trolley lines which are penetrating the region in every direction. Development in this fat land has just begun; diversified agriculture has only started to take the place of the old order of wheat and cattle growing on immense ranches. There is no more inviting field in the world than the Sacramento Valley.

With the cutting up of the big ranches and the construction of the irrigation systems, the isolation of country life in the great interior alluvial region is disappearing. New towns are being built, good roads constructed and the conveniences of modern communal life supplied. Schools and churches supply the needs of education and religion, and the electric wire charged with the momentum of the mountain

streams furnishes a light to supersede the coal oil lamp. In consequence a rural civilization is springing up in the Sacramento Valley that is enormously adding to the value and productivity of its lands. Hence the man who buys now while the lands are cheap will make an ideal investment. He will acquire a nest egg, home-stake that no vicissitudes can decrease in value or deprive of fructifying power. The great river is an insurance against transportation overcharges. The growing tide of incoming population insures a rapid advance in property values and a betterment of social conditions.

The marvel is that so many should hesitate to buy when offered bargains in this territory. If they desire to engage in any branch of agriculture or horticulture there is no fairer field for enterprise than in the Sacramento Valley. It is a field of varied opportunity and a diversity of production. The topography and the climate can be adapted to tillage in all its forms. There is tilth and pasture, upland and meadow, delta and mesa to choose from. Whether one desires to grow fruits and vines, breed cattle and horses, engage in dairying, or grow grain and vegetables, the Sacramento Valley offers him an inviting choice for his taste and activities and a rich return for his labor and investment.



A Heavily Loaded Almond Tree at Arbuckle.

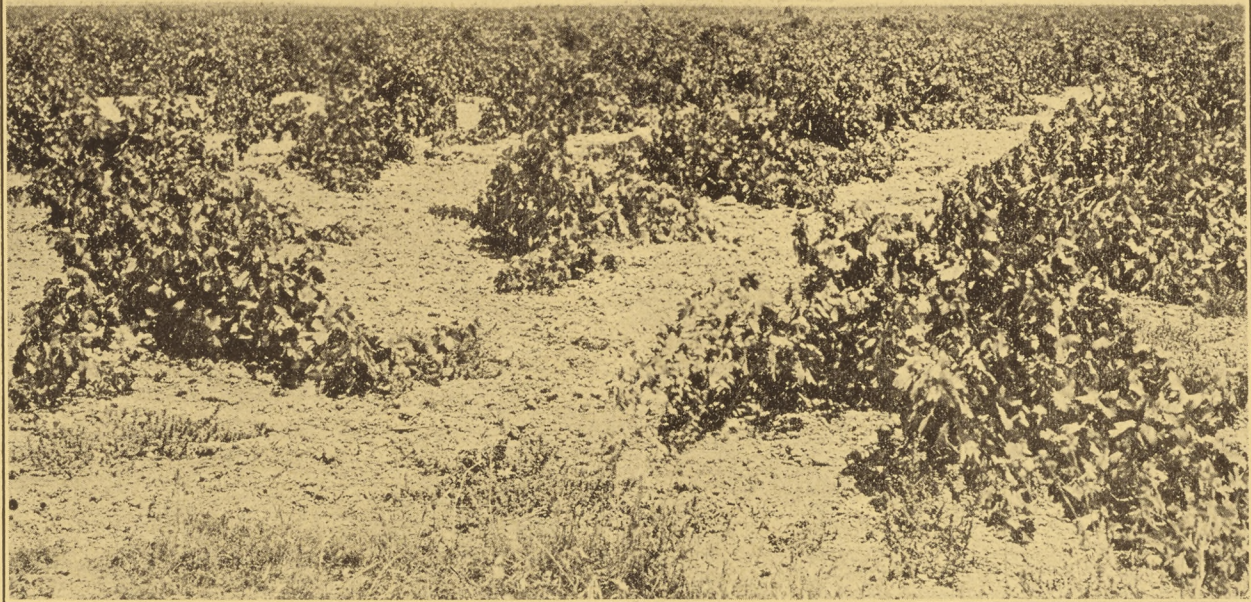
Transportation

Arbuckle is located about one hundred miles north of San Francisco, on the main line of the Southern Pacific railway to Portland, Oregon. It is fifty miles by rail from Sacramento, the capital city of the State. Several fast trains pass through Arbuckle daily north and south, giving two-hour service to Sacramento and four-hour service to San Francisco.

Freight and express matter is handled with dispatch, and products harvested one day are in the markets of Sacramento and San Francisco or Portland and the northwest on the next day. The transportation question is solved.

A NEW ELECTRIC RAILWAY.

A new electric railway, to be built from Red Bluff at the head of the Sacramento Valley to Woodland and Sacramento, connecting with other electric railways from Sacramento to San Francisco, has been surveyed through our lands, passing through Sections 22 and 27. The entire road has been surveyed, rights of way secured and the building financed. Actual construction is expected to commence very soon.



Producing Tokay and Raisin Grapes at Arbuckle. Grapes Thrive Here and Are of Excellent Quality.

Markets

Market conditions for the Almond grower of California are solved. Practically all of the almonds grown are now controlled by the California Almond Growers' Exchange, an association of the local Growers' Exchanges, which are, in turn, composed of the actual growers of the Almonds. This association collects all of the crops of its members and markets them in the open market at the best possible prices, preventing competition between growers and stimulating competition in purchasing from the actual buyers and consumers. The United States is now importing over 18,000,000 pounds of Almonds yearly. California only produces from 6,000,000 to 8,000,000 pounds of Almonds, so that the present production can be trebled and still good markets afforded.



Bearing Almonds and Producing Grapes Near Our Land.

Climate

California climate is famous the world over. There is but one California, and no other place in the world has a climate approaching it, unless it be Southern Italy. There are two seasons in California—Wet and Dry. The wet season affords ample water supply, which is stored in nature's storehouse—the soil. The average rainfall in this district is 20 inches, all of which falls in the winter months. The summer months afford a splendid growing and harvesting season not equalled elsewhere in the world. One need have no fear of storms or damage to crops in harvest season, no fear of thunder storms, hail stones or wind storms. Conditions are ideal. The average number of clear days is 240 in the year. The lowest temperature extreme in winter is 28 degrees Fahrenheit, with no killing frosts. The summer months are delightful, even in July and August, the warmest months. The higher temperature is seldom oppressive, on account of the dry climate. Sunstrokes and heat prostration, so common in humid climates, are absolutely unknown in the Sacramento Valley. The close proximity of mountain and seashore afford opportunity for a change of climate when desired. Both are cool when the valley is warm. The ocean is three hours' ride by rail from Arbuckle. The cool mountain forests are within a day's drive, where are mountain streams, all stocked with trout. Bear, deer and other large game abound.



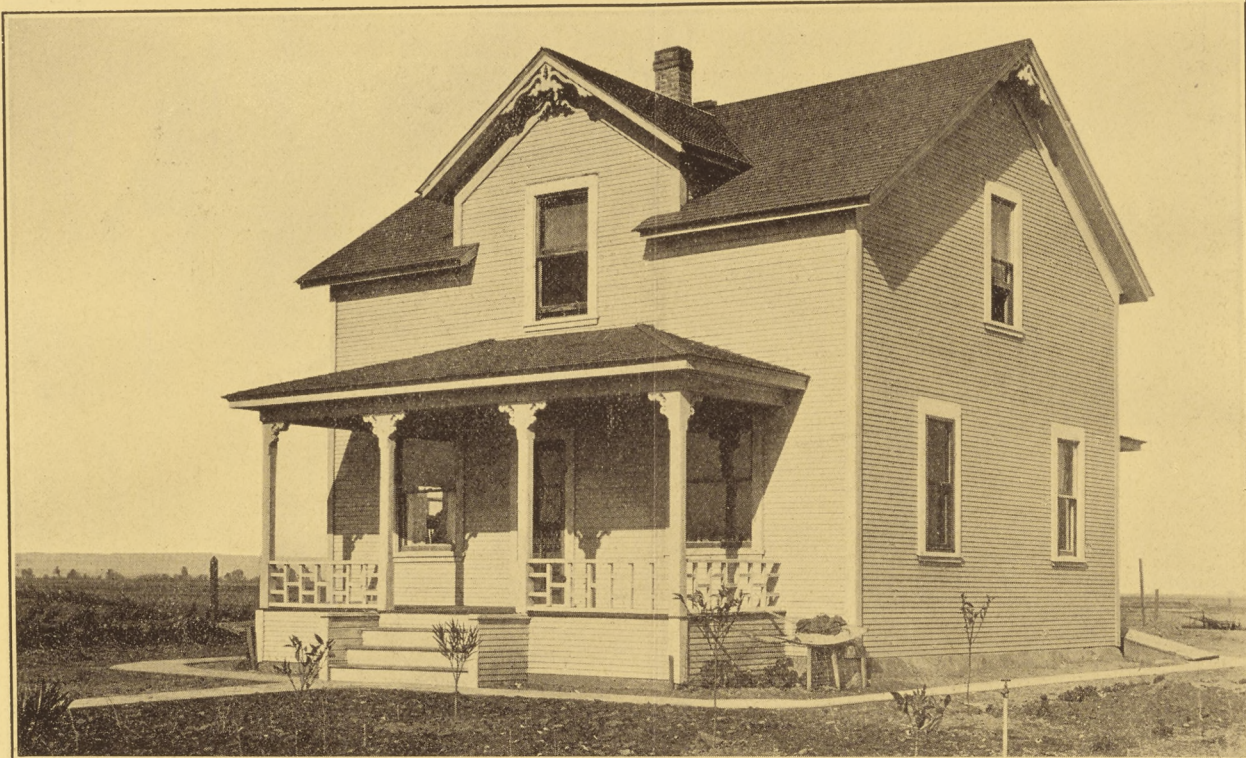
Home of Dr. W. F. Harlon, a Recent Settler From Grand Forks, N. D., on Section 22 of Our Lands.

Health

Ideal climate assures ideal health conditions. Arbuckle is 139 feet above sea level, and the average elevation of our land is 250 feet.

The district around Arbuckle is conceded to be one of the healthiest sections of California. The elevation assures excellent drainage, and with it absolute freedom from malarial conditions. The warm, balmy, resinous air at this elevation is a panacea for all bronchial and lung troubles. Numerous people seriously afflicted with lung and bronchial troubles who have taken up their home here are now strong and robust and entirely recovered. This district is especially favorable to those having a tendency to rheumatism, neuralgia and all nervous diseases.

The water is pure, soft and cool. Colusa County is famous for its mineral springs, all within a day's drive from Arbuckle. Here are waters that will cure all the ills that human flesh is heir to.



Home of I. L. Sweet, a Recent Settler From Idaho, on Section 23 of Our Land.

Poultry

Poultry raising is fast becoming a leading industry of this great State. This entire district being warm, dry and exceptionally well drained, and where an abundance of feed can be grown, will make poultry raising an invaluable adjunct to the farmer. No expensive housing is necessary in the winter, as we have no extremes of cold. Just a shed to keep the rain off is all that is required. The chickens can forage for feed every day in the year. A small patch of alfalfa is the finest kind of a run for them. The warm, balmy air insures a healthy flock. A thousand hens do not require much ground, and they will bring an average return of over \$1 per hen yearly, after deducting for care and feed. This is a continuous income and absolutely reliable, as eggs never sell here for less than 20 cents a dozen, and the average is near 30 cents per dozen. Chickens are worth from \$5 to \$9 per dozen in the city markets, and the big cities are continually calling for poultry and eggs. In some districts the poultry flock is the only source of income for many families, and in this favored district poultry raising will prove a continued source of profit in the general system of diversified farming. The income from this source is dependent only on the individual. "He who will, Can."



Home of a Recent Settler From Nebraska.

What Elwood Mead Said

The following extract is from the report of Professor Elwood Mead, contained in the volume of 1901, issued by the United States Agricultural Department:

"Within a radius of five miles in the Sacramento Valley I saw every product of the temperate and semi-tropical zones which I could call to mind. Apples and oranges grow side by side, as did oak and almond trees. There were olives from the south and cherries from the north. A date palm seemed equally at home with an alfalfa meadow; figs and Tokay grapes were apparently as much in their element as the fields of wheat and barley or the rows of Indian corn, some of the stalks of which measured fifteen feet in height. All of these things could have been grown on a single acre, and doubtless have been."



The Home of a Prosperous Almond Grower on a Forty-Acre Almond Grove.

Opportunity Knocks Once at Every Man's Door

With thousands and thousands of people seeking homes in the great Sacramento Valley, the choicest lands are being grabbed up rapidly. The proven districts for the growth of specialized crops are being sold off and settled rapidly.

We offer to those who wish to own their home, to have a few acres to retire to, or to invest their monthly savings in a safe, sane and profitable venture, where an assured income can be produced from a few acres. Land values are rising all over the world, and especially so in California. With the opening of the Panama Canal, and the vast commercial and industrial development which it will bring about, every man who owns a piece of land or a developed orchard property will reap a handsome profit. The International Exhibition to be held in San Francisco in 1915 will bring thousands of people to this State seeking homes. Those who purchase our lands this year of 1912, and have us plant them in 1913, will have developed three-year-old Almond Groves nearly paid for at the end of 1915. Buy now and have your lands planted by us. Do not delay this, as every day you do makes your dollar worth less to you. The purchasing power of every dollar you have grows less day by day that you hold it. If you invest it the power grows greater each day with the advance in the values of all lands in California.



The Home of a Prosperous Farmer and Recent Settler at Arbuckle on a Small Intensely Farmed Place.

Superior California Fruit Land Company

1026 Eighth Street, Sacramento, California

Paid Up Capital and Surplus, \$75,000.00

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The Sacramento Bank, Sacramento

The Fort Sutter National Bank, Sacramento



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